

CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 03/16/99

AGENDA ITEM 4

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 6835 – Ready Mortgage Partnership (Applicant/Owner)

RECOMMENDATION:

It is recommended that the City Council find the final map in substantial conformance with the tentative map and the conditions of approval thereof.

DISCUSSION:

This project was originally approved in 1993 as a parcel map for three duplexes. At that time, concern was expressed that homeownership opportunities would be limited. In 1998 and after construction was underway, the developer sought approval of a new tentative map to modify the project by converting the duplexes into townhomes that can be individually sold. On May 21, 1998, the Planning Commission approved Tentative Tract Map 6835 for six residential townhouse units and a common private drive. The property is located on the southeast corner of West Street and Eden Avenue in a Planned Development District.

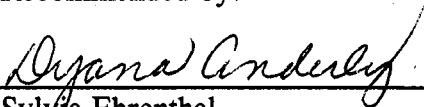
All the units in the tract are oriented towards a central private street off Eden Avenue that consists of decorative paving softened by landscaping. There are no privacy concerns regarding the adjacent site occupied by the West Mohr Lodge to the east.

The final tract map has been reviewed by the City Engineer and found to be in substantial compliance with the tentative map, the Subdivision Map Act, and provisions of local ordinances. Subdivision improvements have been completed and the dwelling units have been constructed. The Subdivision Map Act requires that final maps be approved by the legislative body if they are determined to be in conformance with the approved tentative map.

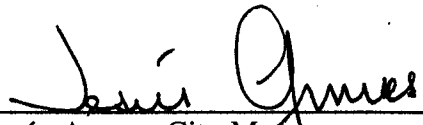
Prepared by:

Bashir Y. Anastas
for Bashir Y. Anastas, P.E.
Development Review Services Engineer

Recommended by:


for Sylvia Ehrental
Director of Community and Economic Development

Approved by:

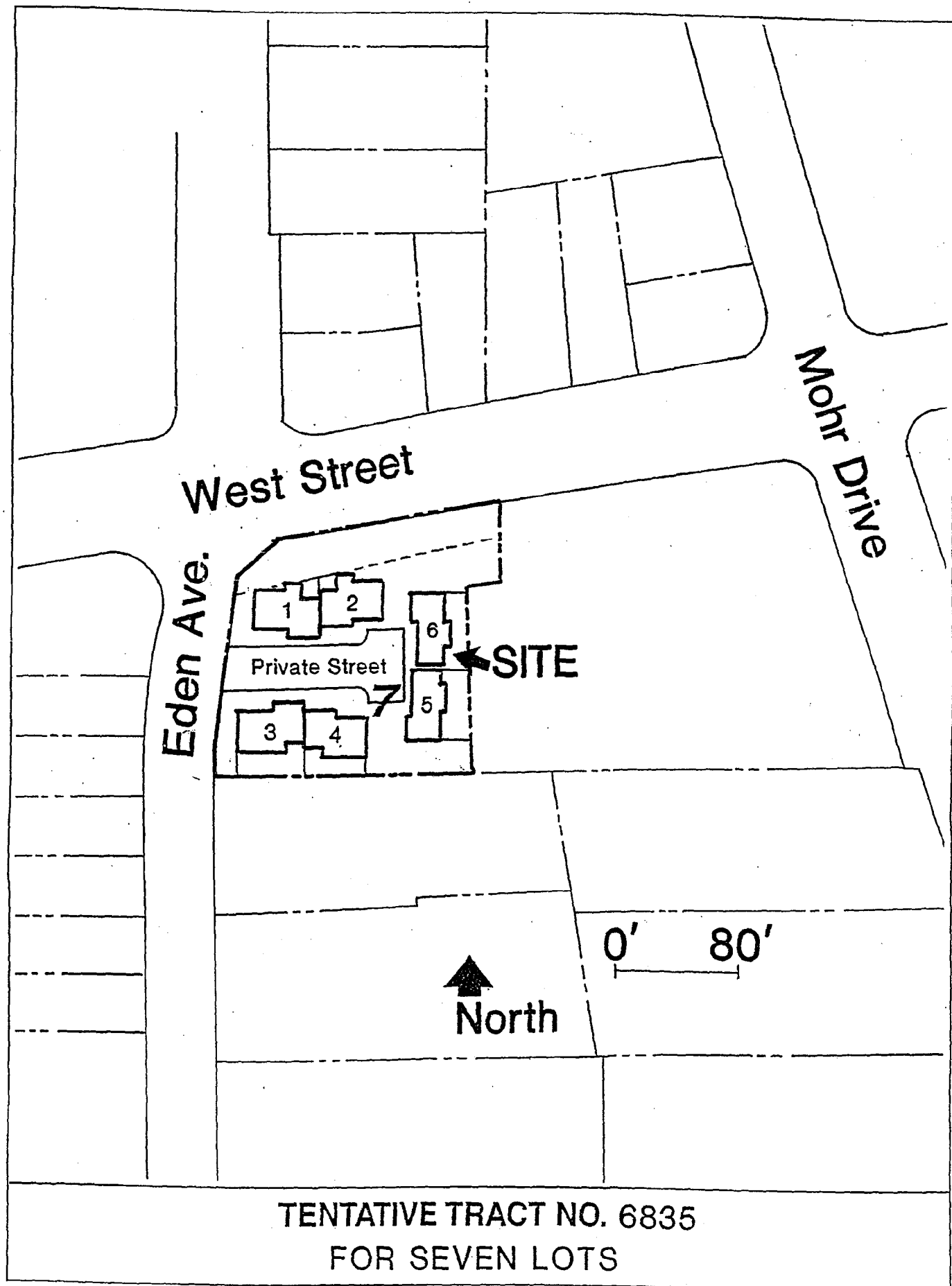

Jesús Armas, City Manager

Attachments:

Area Map

Draft Resolution

3.11.99



MB 3/8/99

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION APPROVING FINAL MAP FOR TRACT 6835

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 6835; and

WHEREAS, all improvements and other obligations required as a condition of approval of the tentative map have been constructed and performed to the satisfaction of Planning Director and Director of Public Works, therefore the Planning Director and Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map is in substantial conformance with the tentative map and does hereby approve the final map for Tract 6835.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward